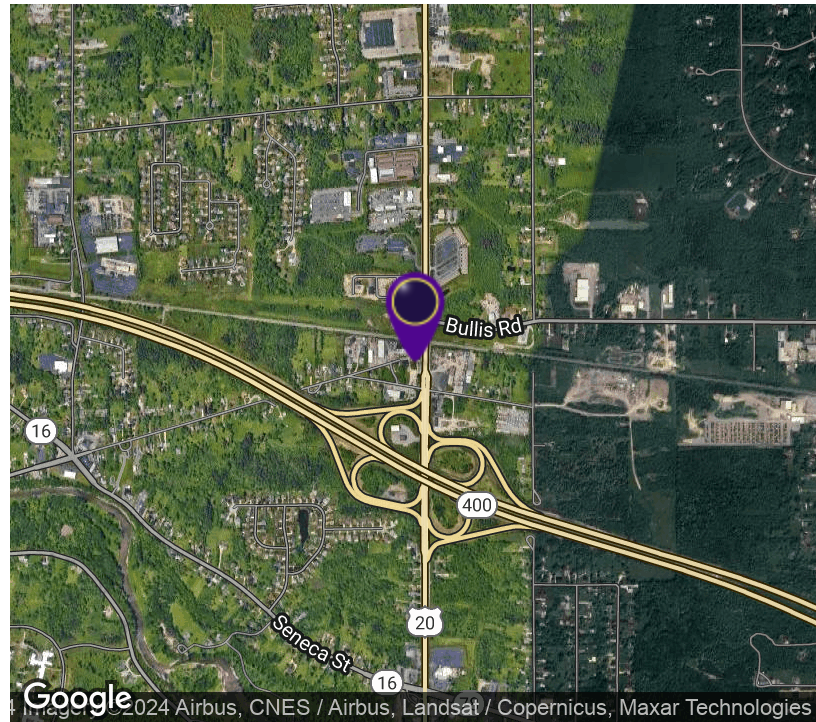


# Build-To-Suit Retail/Office Redevelopment Site

## 2700 Transit Rd, West Seneca, NY 14224



### OFFERING SUMMARY

Lease Rate: Call For More Details

Lot Size: 7.5 Acres

Zoning: Commercial

Submarket: South

### PROPERTY OVERVIEW

The property consists of approximately 7.5+/- acres of land to be developed into a strip plaza or a single tenant user. This property is ideal for restaurants, retail or office uses with excellent visibility with immediate access to the Route 400 Expressway

### LOCATION OVERVIEW

The property is situated among other commercial properties on Route 78 (a major transit way), only a few hundred feet from the on/off ramps to the 400 Expressway. The 400 Expressway runs East and West and provides quick and easy access to both the Southern Tier and New York State Thruway I-90.

### PROPERTY HIGHLIGHTS

- Excellent Location
- 7.5+/- Acres of Development
- Extremely High Visibility
- Adjacent to 400 Expressway
- 2,000+/- SF Up To 75,000+/- SF Build-To-Suit
- High Traffic Counts



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

## ADDITIONAL PHOTOS

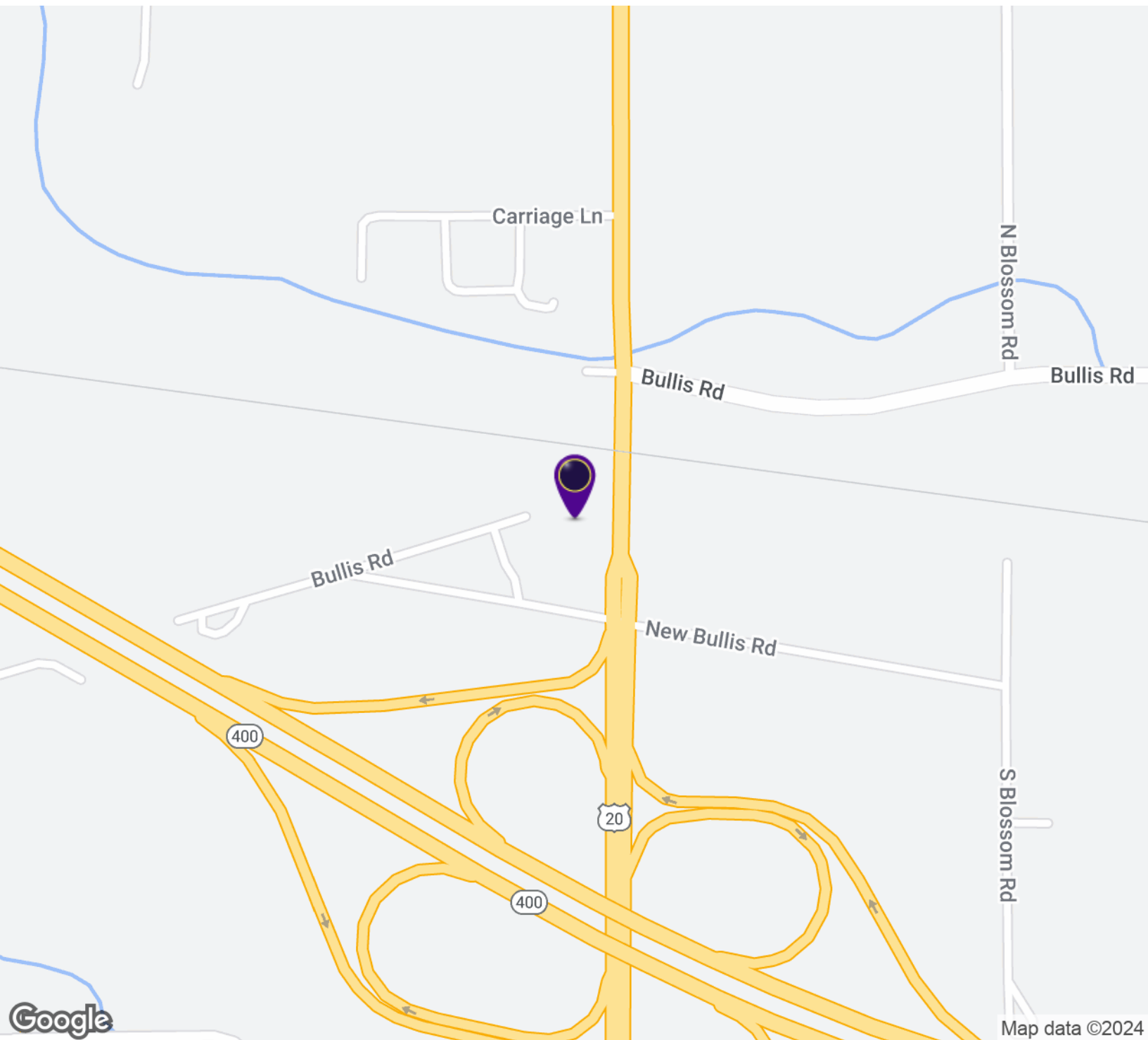
# Build-To-Suit Retail/Office Redevelopment Site 2700 Transit Rd, West Seneca, NY 14224





## LOCATION MAP

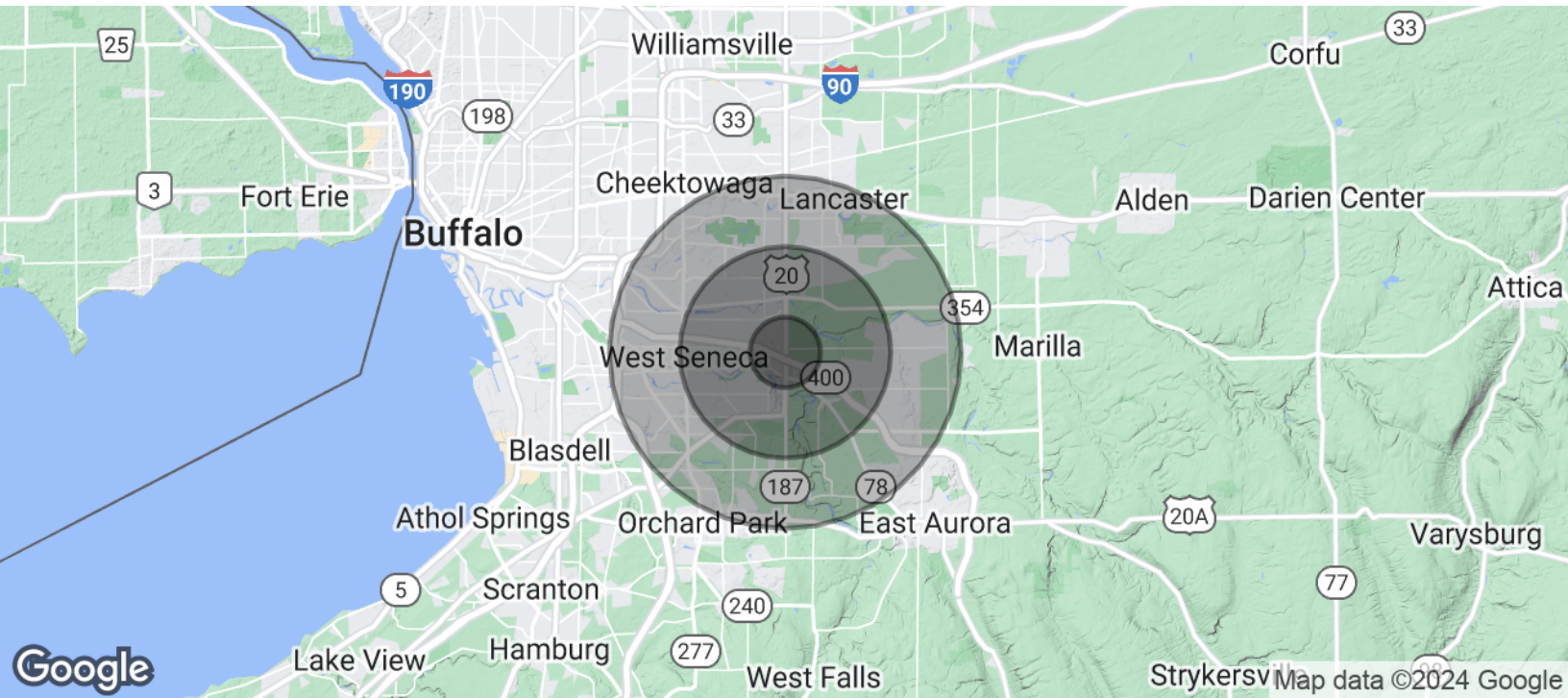
Build-To-Suit Retail/Office Redevelopment Site  
2700 Transit Rd, West Seneca, NY 14224



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

## Build-To-Suit Retail/Office Redevelopment Site 2700 Transit Rd, West Seneca, NY 14224



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,165	38,312	108,651
Average age	45.4	44.2	43.5
Average age (Male)	43.5	42.7	41.3
Average age (Female)	48.1	46.4	46.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,246	15,455	44,187
# of persons per HH	2.5	2.5	2.5
Average HH income	\$76,965	\$72,517	\$70,883
Average house value	\$240,962	\$180,326	\$171,155

\* Demographic data derived from 2020 ACS - US Census



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com